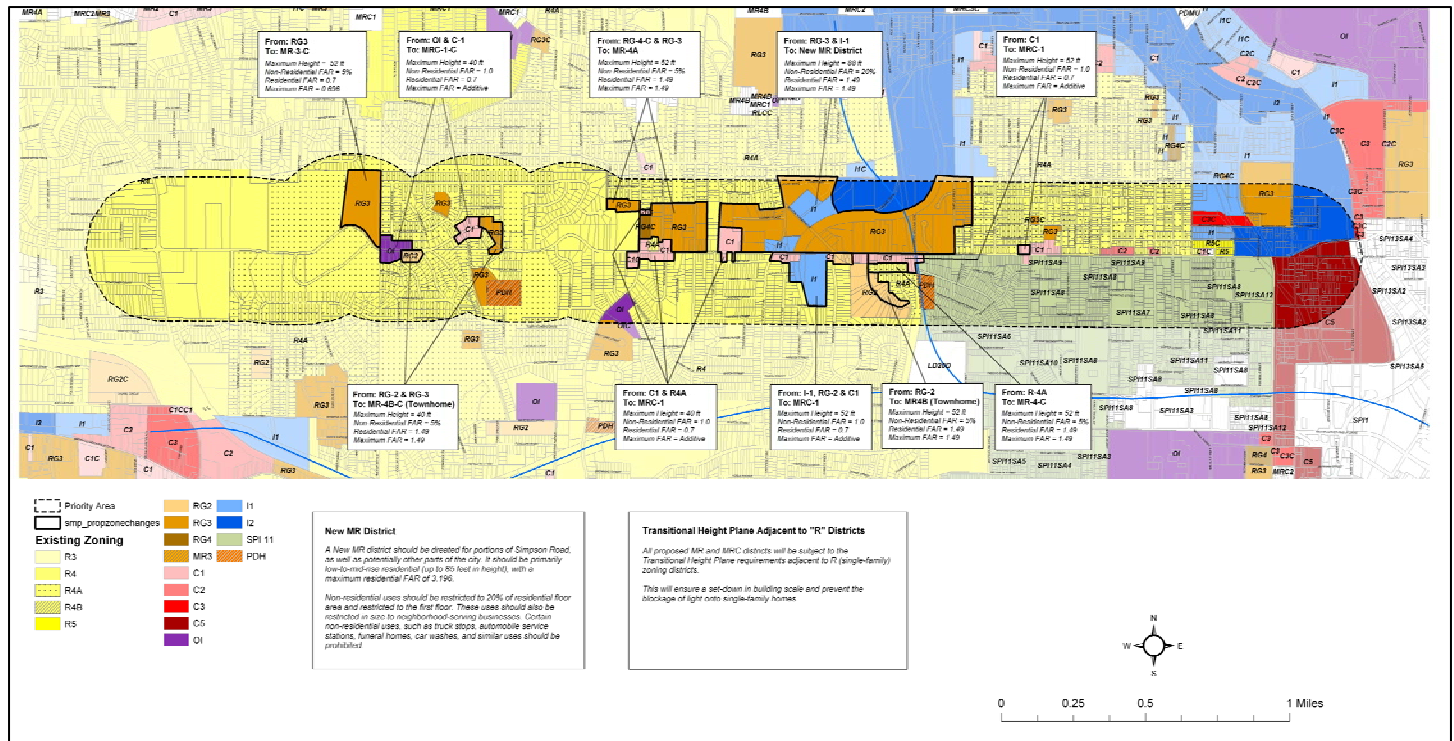


Zoning

- Enact zoning designations that support the land use vision
- Utilize amended “Quality of Life” zoning districts

Caram & Associates
In conjunction with
Grice & Associates
Marketek
Tunnell Spangler Walsh &
Associates



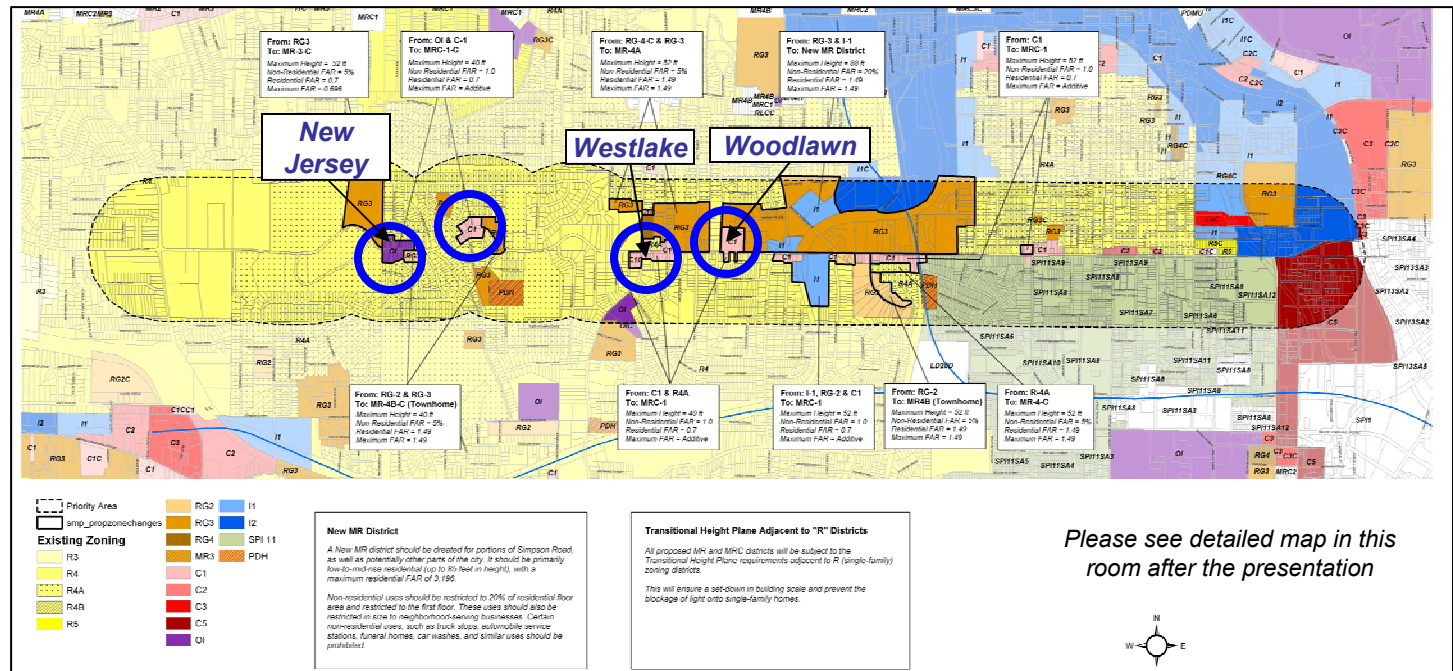
Please see detailed map
in this room after the
presentation



Strengthening Neighborhoods Street by Street

Zoning

Caram & Associates
In conjunction with
Grice & Associates
Marketek
Tunnell Spangler Walsh &
Associates



Please see detailed map in this room after the presentation

Small Commercial Nodes:

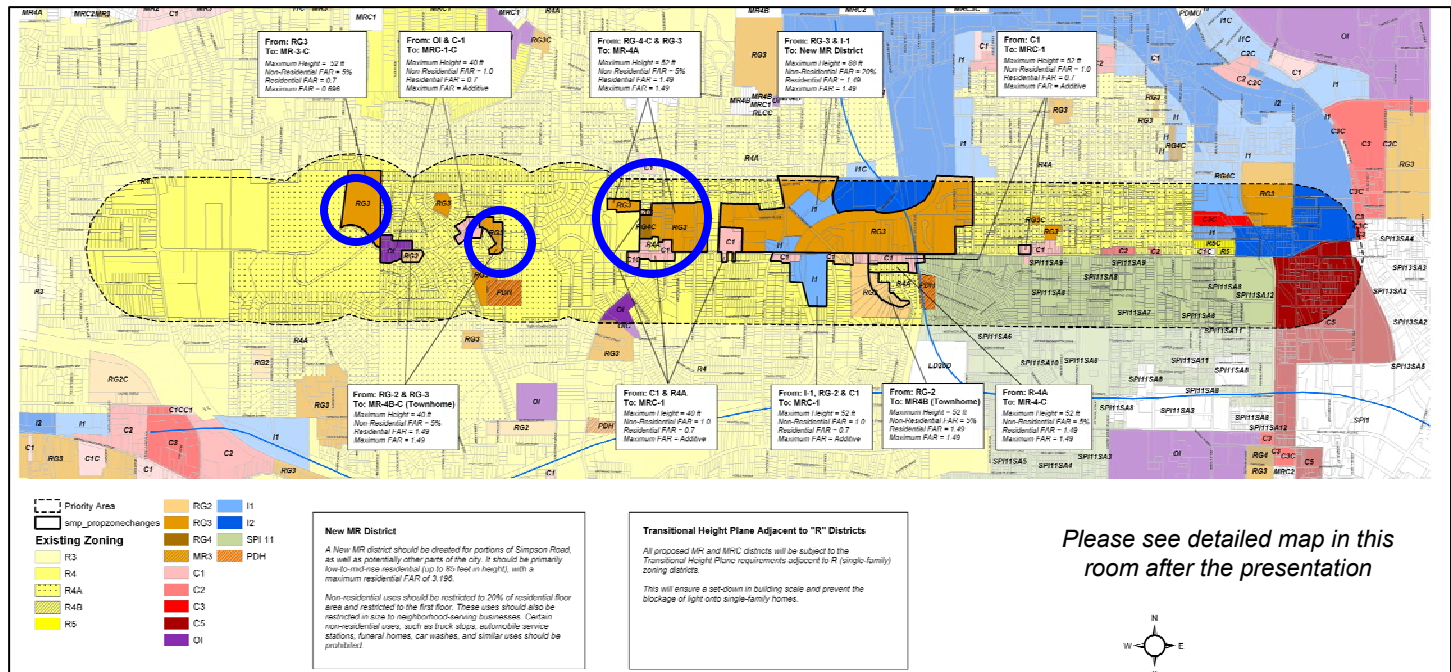
- From: C1 & O1
- To: MRC-1
- Equal density, less height!

	Existing	Proposed
	C-1	MRC-1
FAR-Total	2.696	2.7
FAR-Residential	0.696	1.7 w/bonus
FAR-Non-Residential	2	1
Maximum Height	Unlimited	40 ft
Front Setback	10 ft	0 or 5 ft
Sidewalk Width	None	15 ft



Strengthening Neighborhoods Street by Street

Zoning



Please see detailed map in this room after the presentation

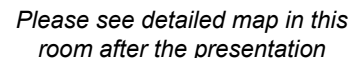
Existing Multifamily:

- From: RG-3 & O1
- To: MR-3-C & MR-4B or A
- Better design
- Less height!

	Existing	Proposed	Proposed
	RG-3	MR-4A or B	MR-3-C
FAR-Total	0.696	1.49	0.696
FAR-Residential	0.696	1.49	0.696
FAR-Non-Residential	5%	5%	5%
Maximum Height	Unlimited	52 ft	52 ft
Front Setback	40 ft	5 ft	5 ft
Sidewalk Width	None	11 ft	11 ft



Strengthening Neighborhoods Street by Street

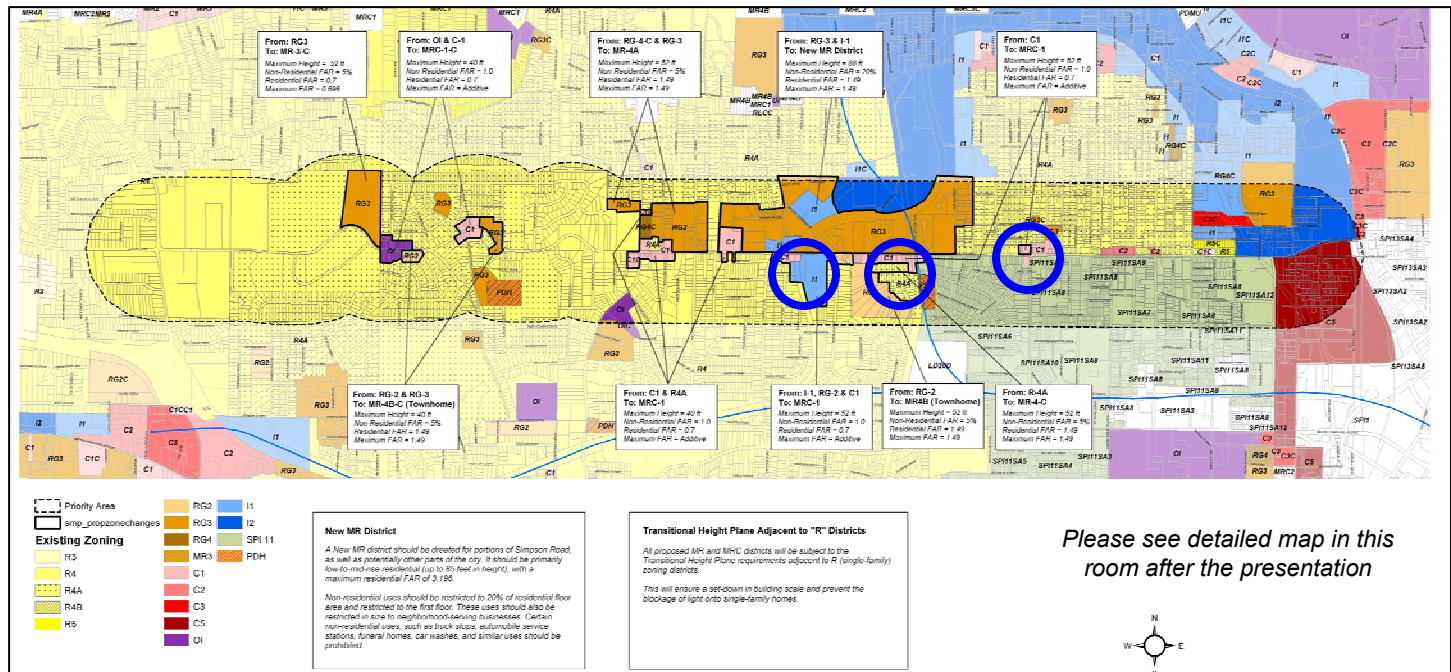


	Existing	Proposed
	I-1	New MR
FAR-Total	2	1.49
FAR-Residential	0	1.49
FAR-Non-Residential	2	20%
Maximum Height	Unlimited	88 ft
Front Setback	40 ft	5 ft
Sidewalk Width	None	11 ft



Strengthening Neighborhoods Street by Street

Zoning



Other Mixed-Use Areas:

- From: I1 and C1
- To: MRC-1
- More neighborhood commercial
- Less height

	Existing	Proposed
	C-1	MRC-1
FAR-Total	2.696	2.7
FAR-Residential	0.696	1.7 w/bonus
FAR-Non-Residential	2	1
Maximum Height	Unlimited	52 ft
Front Setback	10 ft	0 or 5 ft
Sidewalk Width	None	15 ft



Strengthening Neighborhoods Street by Street